

SECURITY DEPOSIT REFUND AGREEMENT

This Addendum (hereinafter the "Addendum") is hereby a part for all purposes of the Residential Lease Agreement (hereinafter the "Lease") between:

_____, as LANDLORD and
_____, as TENANTS for the
property known as:

_____.

Except as expressly modified herein, all terms of the Lease entered into between the parties control. The undersigned TENANTS hereby agree that they have completely vacated the property and that all TENANTS to the Lease are a party to this Addendum.

TENANTS agree that LANDLORD holds \$_____ (hereinafter the "Security Deposit") as Security Deposit and that pursuant to a timely and valid Security Deposit claim \$_____ (hereinafter the "Refund Amount") shall be refunded to the TENANTS. TENANTS request and LANDLORD agrees to remit the total Refund Amount in equal shares to each individual TENANT. Except for the Refund Amount, TENANTS otherwise relinquish all rights to any other sums that LANDLORD may be holding including, but not limited to, the remaining balance of the Security Deposit, amounts forfeited under the Lease, termination fees, prepaid fees or charges, and agree that nothing is owed to TENANTS by the LANDLORD or its agents except for the Refund Amount.

TENANTS agree to release, satisfy and forever discharge LANDLORD, owner of the property, its agents, employees and assigns, for and from any and all claims or causes of action, to include, but not limited to, personal injury, property damage and any other legal dispute whatsoever, in law or in equity, which TENANT ever had, now has, or which any personal representative, successor, heir or assign of TENANTS, hereafter can, shall or may have, arising out of the property, the lease or TENANTS' tenancy.

By signing my name below I affirm that I have read and understand the terms of this Addendum to Residential Lease Agreement, had the opportunity to consult with legal counsel and agree that I will be jointly and severally liable for the complete fulfillment of the terms of this Addendum.

TENANT SIGNATURE: _____ **DATE:** ____/____/____

TENANT NAME: _____

TENANT SIGNATURE: _____ **DATE:** ____/____/____

TENANT NAME: _____

LANDLORD/AGENT SIGNATURE: _____ **DATE:** ____/____/____

LANDLORD/AGENT NAME: _____